



Case Number **ZC-17-194**

**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
January 9, 2018

**Council District** 9

**Zoning Commission Recommendation:**

Approval by a vote of 7-0

**Opposition:** None submitted

**Support:** None submitted

Continued	Yes ____	No <u>X</u>
Case Manager	<u>Laura Evans</u>	
Surplus	Yes ____	No <u>X</u>
Council Initiated	Yes ____	No <u>X</u>

**Owner / Applicant:** **Bill Baker**

**Site Location:** 2825 Parmer Avenue Mapsco: 76X

**Proposed Use:** **Urban Residential**

**Request:** From: "C/TCU" Medium Density Multifamily/TCU Residential Overlay

To: "UR/TCU" Urban Residential /TCU Residential Overlay

**Land Use Compatibility:** Requested change **is compatible.**

**Comprehensive Plan Consistency:** Requested change **is consistent.**

**Background:**

The proposed site is located on the east side of Parmer Avenue, north of Lowden Street. The applicant is proposing to change the zoning to from "B" Two-Family to "UR" Urban Residential for allow for the construction of a multifamily development, similar to those that are existing in the area. The property is in the general TCU area and in the TCU Residential overlay. However the limitation of 3 unrelated persons applies only to properties zoned A One Family and would not apply in this UR district.

The purpose of the UR district is to provide a residential transition zone between low density single-family neighborhoods and higher density commercial areas. UR also encourages a range of housing choices within walking distance to rail transit stations and mixed-use urban villages.

**Site Information:**

Owner:	Bill Baker 2825 Parmer Ave Fort Worth, TX 76109
Agent:	Brandon Allen
Acreage:	0.14 acres
Comprehensive Plan Sector:	TCU/Westcliff

**Surrounding Zoning and Land Uses:**

North	PD 786 "PD/MU-1" / townhomes
East	PD 891 "PD/UR" / parking lot
South	"C" Medium Density Multifamily / single-family
West	PD 497 "PD/MU-1" / multifamily

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-17-165; from B, C, CF, ER, PD 497, PD 498, PD 974, and PD 1074 to CF and PD/CF with development standards; effective 12/5/17 (property to the east, west, and south of the subject site)  
ZC-14-138; add TCU Residential Overlay; effective 12/2/14 (subject property and surrounding)

Platting History: None

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Parmer Ave	Residential	Residential	No
Lowden St	Residential	Residential	No

**Public Notification:**

300 foot Legal Notifications were mailed on November 20, 2017.

The following organizations were notified: (emailed November 20, 2017)

Organizations Notified	
Fort Worth League of Neighborhood Associations	Near Southside Neighborhood Alliance
Bluebonnet Hills NA	Park Hill Place HOA
Paschal NA	Frisco Heights NA*
University West NA	Park Hill NA
Bluebonnet Place NA	Streams And Valleys Inc
Trinity Habitat for Humanity	Berry Street Initiative
Fort Worth ISD	

\*Located within this neighborhood association

**Development Impact Analysis:****1. Land Use Compatibility**

The applicant is proposing a zoning change to "UR" for Urban Residential. Surrounding land uses consist of multifamily, single-family, parking lots, and institutional uses. A portion of this block of Parmer Avenue is developed with large townhomes.

Urban residential is designed to provide a residential density transition zone between low density single-family and higher density commercial areas.

As a result, the proposed zoning **is compatible** with surrounding land uses.

**2. Comprehensive Plan Consistency**

The 2017 Comprehensive Plan designates the subject property as mixed-use. The proposed zoning provides a housing product that is consistent with the low density housing in the area and **is consistent** with the following policies.

- Promote location of multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic generation.
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods.

**Attachments:**

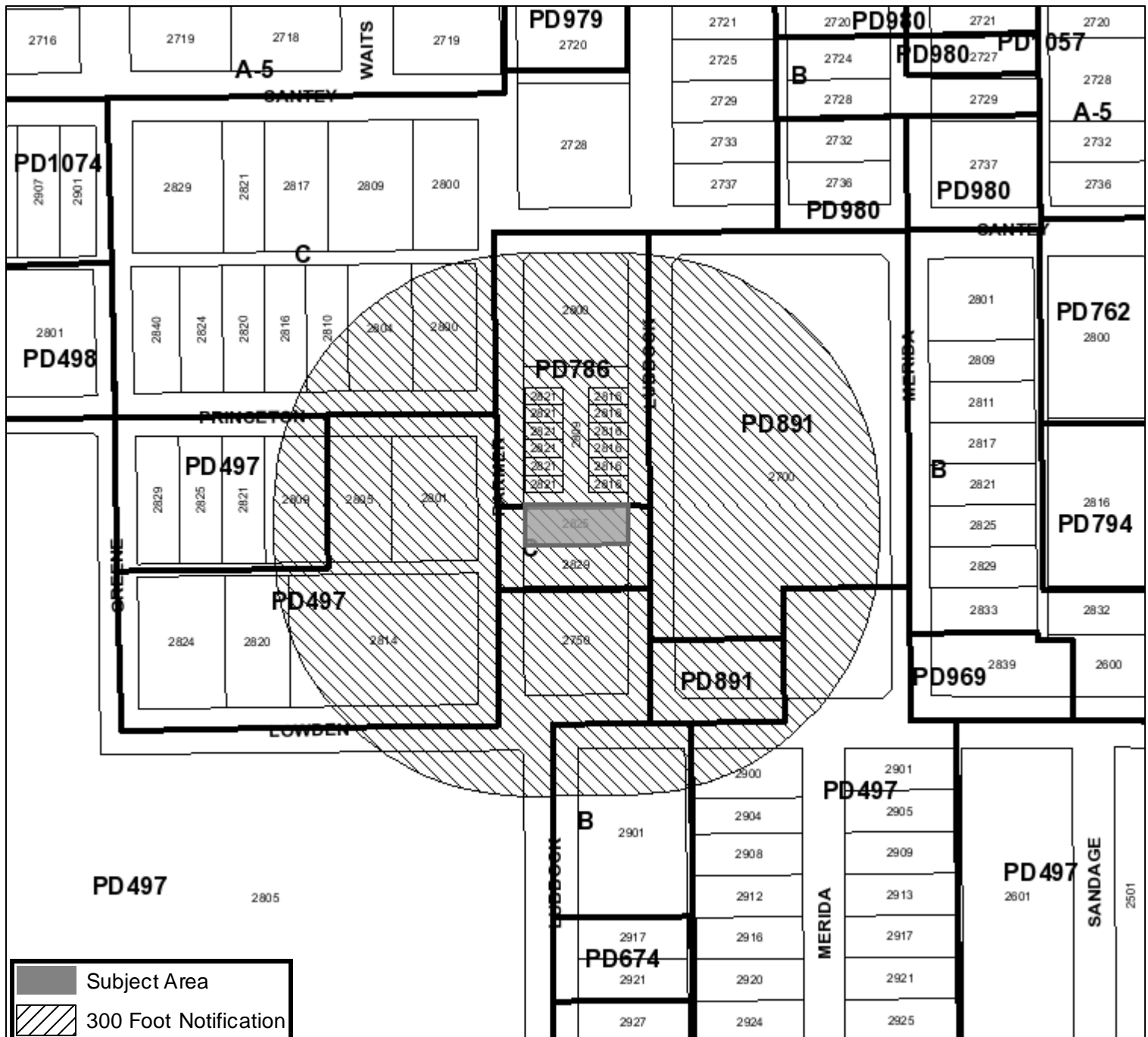
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission meeting



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## Area Zoning Map

Applicant: Bill Baker  
Address: 2825 Parmer Avenue  
Zoning From: C/TCU Res. Overlay  
Zoning To: UR/TCU Res. Overlay  
Acres: 0.14085874  
Mapsc0: 76X  
Sector/District: TCU/W.cliff  
Commission Date: 12/13/2017  
Contact: 817-392-8043



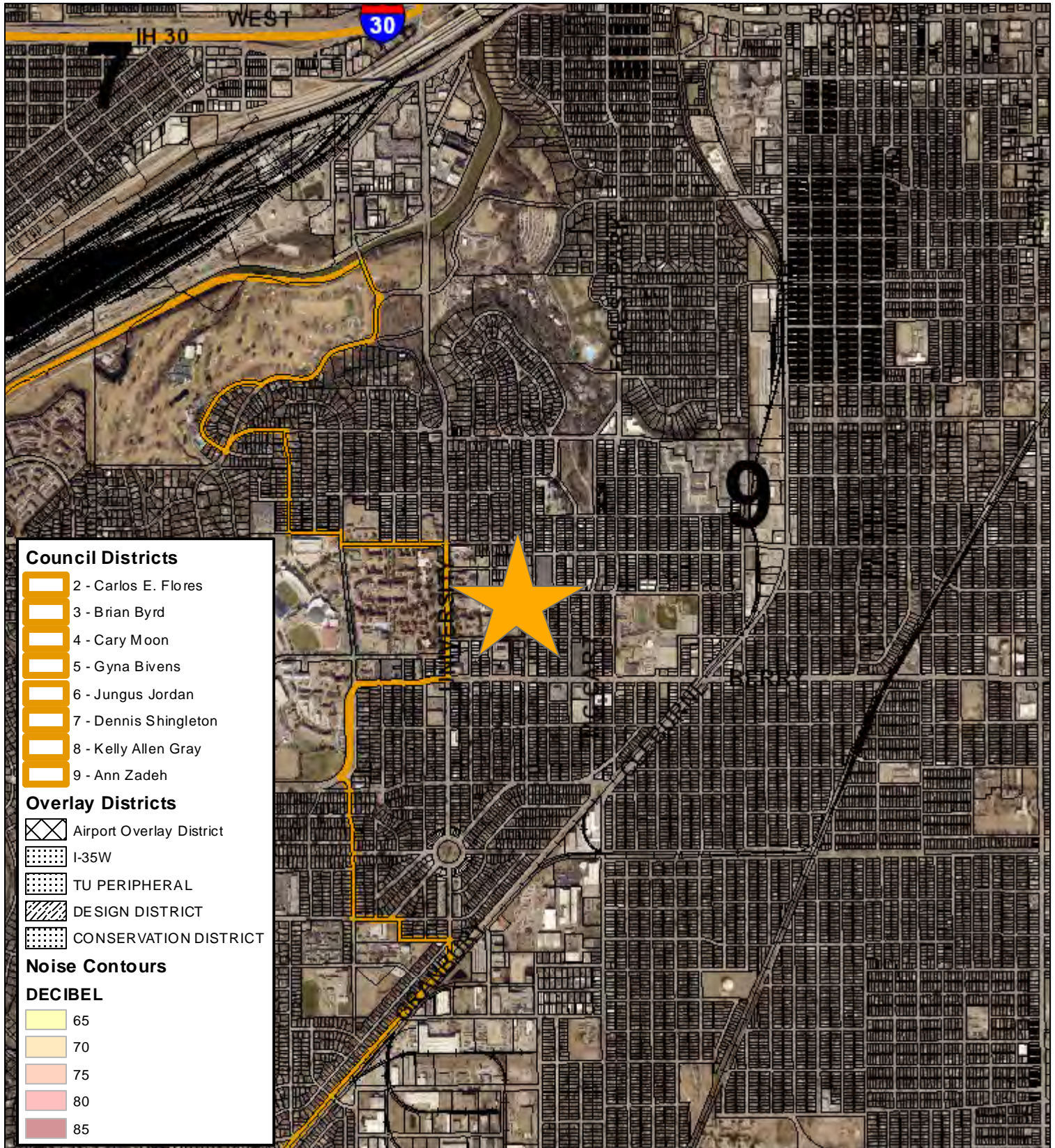
0 85 170 340 Feet

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## Area Map

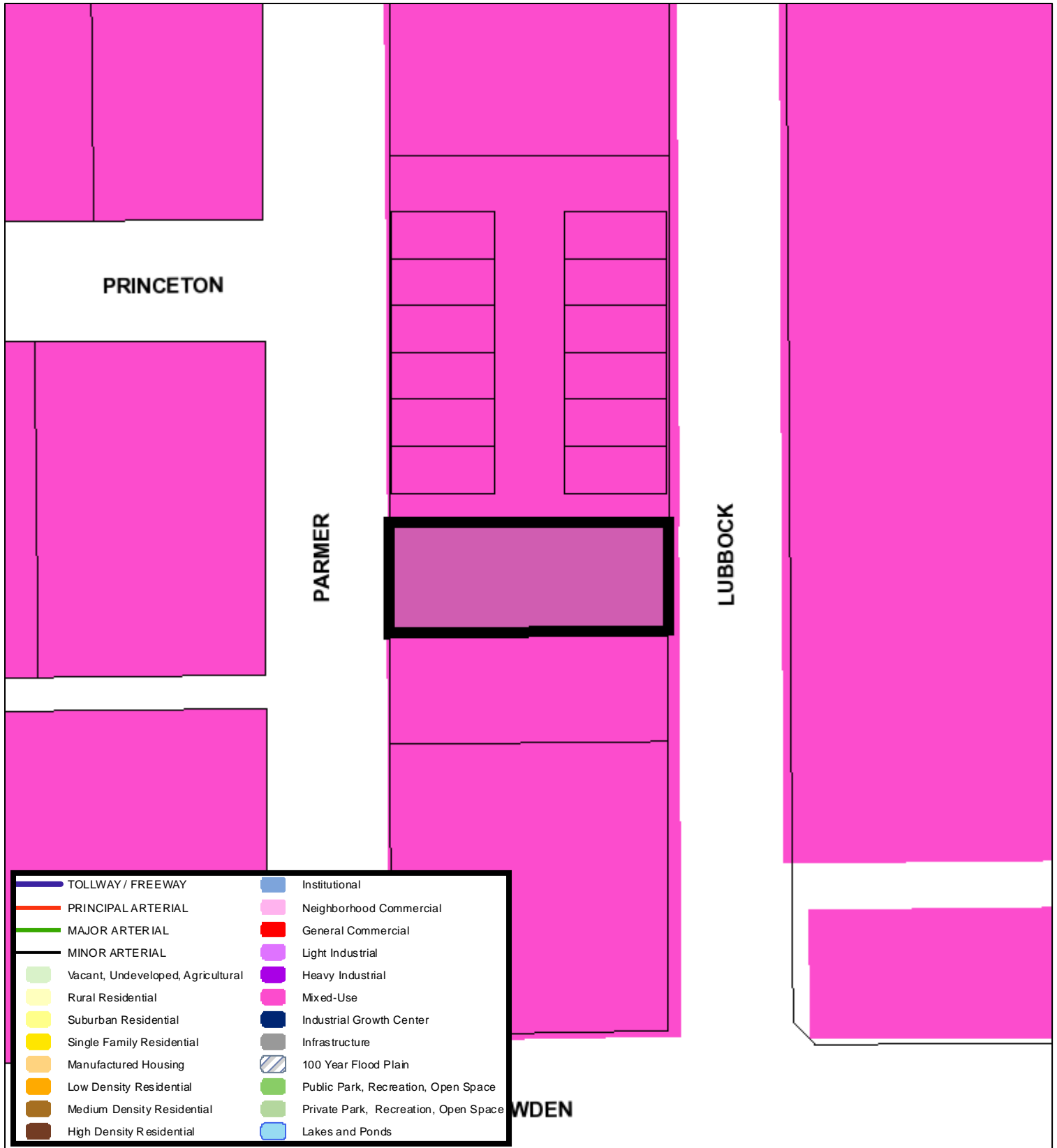


0 1,000 2,000 4,000 Feet



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## Future Land Use



60 30 0 60 Feet

A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 7, 2017.



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## Aerial Photo Map



0 37.5 75 150 Feet



**PD/E Planned Development for all uses in “E” Neighborhood Commercial plus a freeway sign up to 50 ft.; site plan included**

Thomas Edwards, 1120 N Industrial Blvd, Euless, Tx, representing the applicant, went over the proposed zoning change and showed renderings of the property. He stated that the visibility and access to 121 is important to the applicant and that they have received conceptual approval from TxDOT for the driveways they need. He also stated that fast food businesses are some of their competition and that they need the signage in order to compete with them.

Cathy Seifert, 1417 Layton Ave, spoke in support. She stated the neighborhood is excited about the QT and she is not opposed to the large sign.

LuAnn Hoppe, 812 Hudgins, spoke in support of the case. She is also not opposed to the height of the sign.

Motion: Following brief discussion, Mr. Gober recommended Approval of the request, seconded by Ms. Runnels. The motion passed unanimously 7-0.

<b>Document received for written correspondence</b>					<b>ZC-17-184</b>
<b>Name</b>	<b>Address</b>	<b>In/Out 300 ft. notification area</b>	<b>Position on case</b>		<b>Summary</b>
Thomas Edwards	1120 N Industrial Blvd, Euless, Tx		Support		Representing applicant
Cathy Seifert	1417 Layton Ave		Support		Spoke at hearing
LuAnn Hoppe	812 Hudgins		Support		Spoke at hearing

#### **IV. New Cases**

**4. ZC-17-194 Bill Baker (CD 9) – 2825 Parmer Ave (Frisco Heights Addition, Lot 7, Block 12, 0.14 ac.) From: “C/TCU” Medium Density Multifamily/TCU Residential Overlay To: “UR/TCU” Urban Residential/TCU Residential Overlay**

Brandon Allen, 1227 W Magnolia, representing the applicant, stated the property is surrounded by TCU parking lots and they are requesting the rezoning in order to make the property more desirable for future development.

Kipp Baker, 2806 6<sup>th</sup> Ave, stated he is the power of attorney for the owner of the property, and that are selling in order to pay for his parents’ care. He would like to increase the supply of housing in the area in order to reduce the demand in fringe areas from TCU.

Motion: Following brief discussion, Mr. Buchanan recommended Approval of the request, seconded by Mr. Aughinbaugh. The motion passed unanimously 7-0.

<b>Document received for written correspondence</b>					<b>ZC-17-194</b>
<b>Name</b>	<b>Address</b>	<b>In/Out</b>	<b>Position on case</b>		<b>Summary</b>

		300 ft. notification area			
Brandon Allen	1227 W Magnolia		Support		Representing applicant
Kipp Baker	2806 6th Ave		Support		Representing applicant

**5. ZC-17-198 Po-Chu Lu (CD 9) – 2900 8th Ave (John C Ryan Smith Addition, Lot 1, Block 19, 0.17 ac.) From: PD 1061 Planned Development for medical clinic and professional offices only with “ER” development standards; site plan approved To: Amend PD 1061 Planned Development to include an art gallery and studio; site plan included**

Thomas Cochran, Jr, 4000 Hartwood Dr, representing the applicant stated the owner of the building wants to add an art gallery/studio for his fiancée. Two –thirds of the building will house an acupuncture clinic and the remaining third will be the art gallery/studio.

Motion: Following brief discussion, Mr. Buchanan recommended Approval of the request, seconded by Mr. Northern. The motion passed unanimously 7-0.

<i>Document received for written correspondence</i>					<b>ZC-17-198</b>
Name	Address	In/Out 300 ft. notification area	Position on case		Summary
Thomas Cochran, Jr	4000 Hartwood Dr		Support		Representing applicant
Ryan Place Improvement Association				Opposition	Sent letter

**6. ZC-17-201 Knox Street Partners, LLC (CD 7) – 12300-12500 blocks US Highway 287 (J Righly Survey Abstract No. 1268, 26.2 ac.) From: “A-5” Single Family To: “R1” Zero Lot Line/Cluster**

Ben Luedtke, 3001 Knox St, Dallas, TX, representing the applicant stated the product they will be developing is a typical 40’ wide lot with rear entry access.

Motion: Following brief discussion, Mr. Aughinbaugh recommended Approval of the request, seconded by Ms. Runnels. The motion passed unanimously 7-0.

<i>Document received for written correspondence</i>					<b>ZC-17-201</b>
Name	Address	In/Out 300 ft. notification area	Position on case		Summary
Ben Luedtke	3001 Knox St, Dallas, TX		Support		Representing applicant